

Minutes of the Brooklyn Planning Commission Meeting of September 1, 2005

4:30 pm

MEMBERS PRESENT: Mayor Kenneth E. Patton, Chairman
John Frey, Council Representative
Ray Porterfield
Dan Enovitch
Jim Oper

ALSO PRESENT: Tom Ockington, Building Commissioner
Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission Meeting to order. Roll call was taken and all members were present. **A motion to accept the Minutes from the July 7, 2005 meeting was made by Mayor Patton. Second – Jim Oper. Vote Resulted – Yeas – Mayor Patton, Ray Porterfield, Dan Enovitch and Jim Oper. John Frey abstained as he was not present at the meeting.**

Item #1 – Chipotle Mexican Grill, Sign Approval

Jay Clark, Project Manager for Boyer Signs was present at the meeting to request Sign Approval to apply two wall signs and a ground sign cabinet change for Chipotle Mexican Grill to be located at 10325 Cascade Crossing. After a brief discussion, **a motion was made to approve the request by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #2 – Wild Ginger Restaurant, Site Plan Approval

Chi Lee, owner of Wild Ginger Restaurant was present along with Keith Hamulak of CB Richard Ellis Co. to request Site Plan Approval to construct a Wild Ginger Restaurant to be located in the Key Bank Plaza of 4900-5000 Tiedeman Road. It was noted the restaurant will be approximately 4,400 square feet in size and will include a patio area. Mr. Lee is in the process of acquiring the one and one half (1 ½) acres from Key Bank to build the restaurant. It was noted by Building Commissioner, Tom Ockington no variances are required from the Board of Zoning Appeals but this is subject to the City Engineer's approval. **A motion was made to approve the request by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Dan Enovitch and Jim Oper. Nays – Ray Porterfield.**

Item #3 – Bond Construction, Preliminary Site Plan Approval

John Hocevar of Bond Construction was present to request Preliminary Site Plan Approval to construct a self-storage facility to be located at 7500 Associate Avenue. Mr. Hocevar stated there will be indoor storage only. No outdoor storage will be available for equipment such as motor vehicles, boats or trailers. He also indicated the portion of the parcel that will be utilized for this self-storage facility will be at the rear of the parcel leaving the possibility of locating a small office building near the front of the parcel to be determined at a later date. The existing building on the property is to remain. He stated the proposed storage facility will be a pre-fabricated structure and noted surveillance and security cameras and equipment would be installed.

John Frey voiced his opposition to this project and Mayor Patton stated he would like to work with the Cleveland Port Authority and the Department of Development regarding the industrial design of the area.

Mr. Thomas Shumay, owner of the property was also in attendance and voiced his strong support of construction of this facility. Mayor Patton then suggested this item be deferred until the October, 2005 Planning Commission meeting so that additional information may be obtained. **A motion to defer this request was made by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #4 – Northcliff I-480, LLC (Ridge Park Square), Sign Approval

A written request was received from Northcliff I-480, LLC, (Ridge Park Square) to be deferred to the October, 2005 Planning Commission Meeting regarding additional wall signage for tenants including Alltel, CiCi's Pizza, ColdStone Creamery and EB Games. **A motion to defer this request was made by Mayor Patton. Seconded – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #5 – Catholic Diocese, Lot Split/Consolidation

Kevin Burke, Esquire for the Catholic Diocese of Cleveland to request a Lot Split for the property located at 4175 Brookway Lane and 4170 N. Amber Drive. Mr. Burke began by stating the building located on Brookway Lane will be sold to the Franciscan Order and the convent building will be a residence for the priests of St. Thomas More Church. **A motion to approve this request pending approval by the City Engineer was made by John Frey. Seconded – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

Item #6 – BP Station, Sign Approval

Nathan Reid of W.D. Partners was present to request Sign Approval for signs reflecting the Wild Bean Café to be located at the BP Station at 10300 Brookpark Road. Board Member, Dan Enovitch stated issues regarding the sign ordinances need to be addressed in the near future. Building Commissioner, Tom Ockington asked Mr. Reid to make arrangements to remove the mulch situated near the entrances/exits of Tiedeman and Brookpark Roads to the rear of the property. **A motion to approve this request was made by Mayor Patton. Seconded – Ray Porterfield. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.**

A motion to adjourn the meeting was made by John Frey. Seconded – Mayor Patton. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Dan Enovitch and Jim Oper.

Diane Schiavone, Acting Secretary

Mayor Patton, Chairman